

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: March 1, 2018
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 18-701-00003 – Property located at 331 Sewanee Avenue, Control Map 046H, Group D, Parcel 006.00 requests an 8 foot side yard setback variance for extension of an existing carport to Sec 114-185(e)1(d). The property is zoned R-2, Two-Family Residential District.

INTERESTED PARTIES:

Owner: Gary Easley
2112 Southcote Dr.
Kingsport, TN 37660
(423) 292-8111

Representative: Gary Easley

Case: 18-701-00004 – Property located at 1171 Shipp Street, Control Map 061P, Group A, Parcel 003.00 requests a special exception to permit land use of a dog daycare, dog training facility, dog spa, and dog hotel Sec 114-199(d)1. The property is zoned M-2, General Manufacturing District.

INTERESTED PARTIES:

Owner: Scott McKelvy
1171 Shipp St.
Kingsport, TN 37660
(423) 418-0388

Representative: Robert & Shauna Read

Case: 18-701-00002 – Property located at Tri Cities Xing, Control Map 119, a Portion of Parcel 098.50 requests an 82.32 square foot variance to Sec 114-533(13)h(1)a. The property is zoned TA/C, Tourist Accommodation/Commerce District.

INTERESTED PARTIES:

Owner: Chantz Scott
929 East Stone Dr.
Kingsport, TN 37660
(423) 230-4542

Representative: Pat Breeding

BUSINESS:

Approval of the February 1, 2018 driving tour and regular meeting minutes.

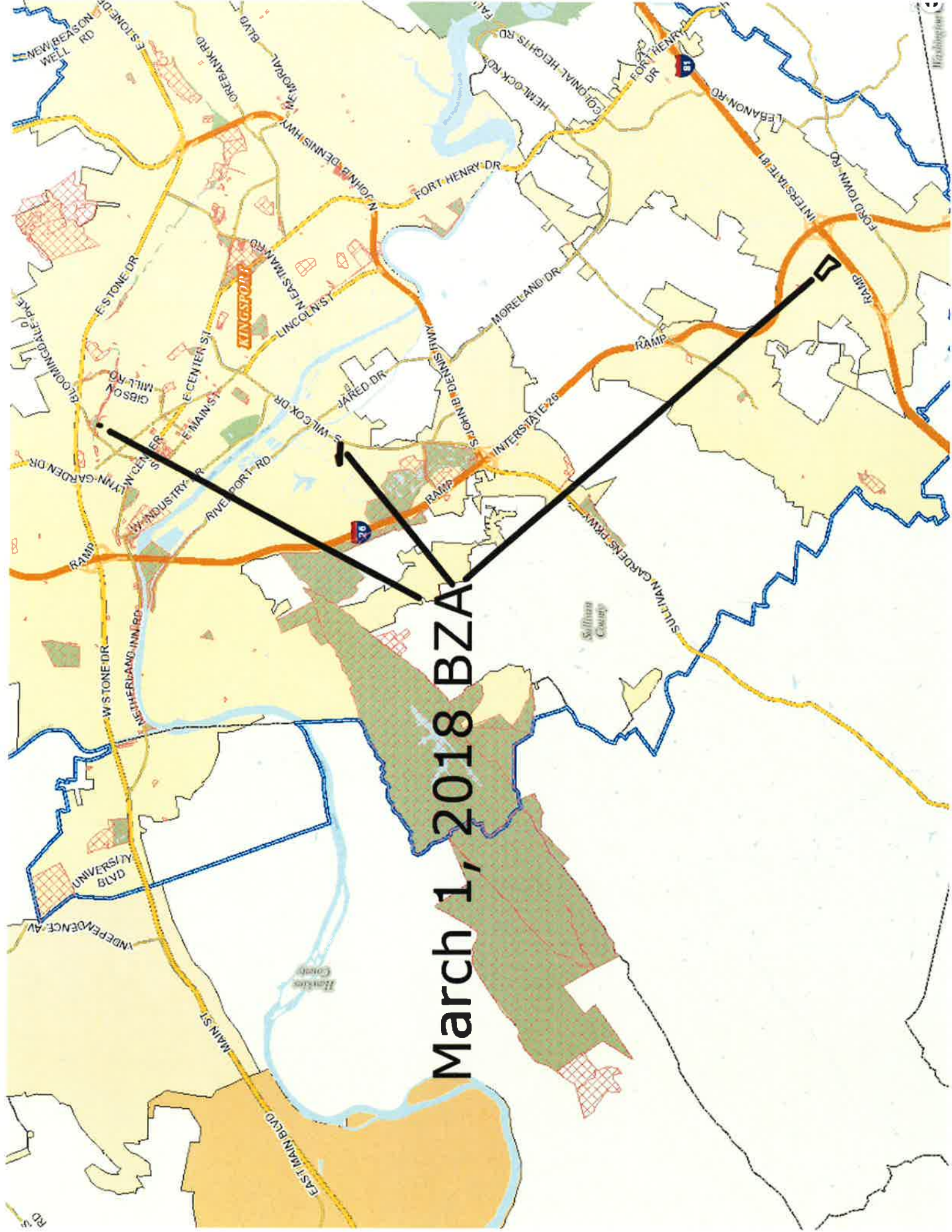
Stating for public record, the next application deadline is March 15, 2018 at noon, and meeting date (Thursday, April 5, 2018).

Training on variance, special exception, and administrative review justification, defense, and procedures

ADJUDICATION OF CASES:

ADJOURNMENT:

March 1, 2018 BZA



MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: February 21, 2018

RE: 331 Sewanee Avenue

The Board is asked to consider the following request:

Case: 18-701-00003 – Property located at 331 Sewanee Avenue, Control Map 046H, Group D, Parcel 006.00 requests an 8 foot side yard setback variance for extension of an existing carport to Sec 114-185(e)1(d). The property is zoned R-2, Two-Family Residential District.

The requested side yard variance will permit extension of an existing carport. The existing carport currently encroaches the required 10 foot side yard, however it is considered a legal non-conforming use due to age.

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, March 1, 2018 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

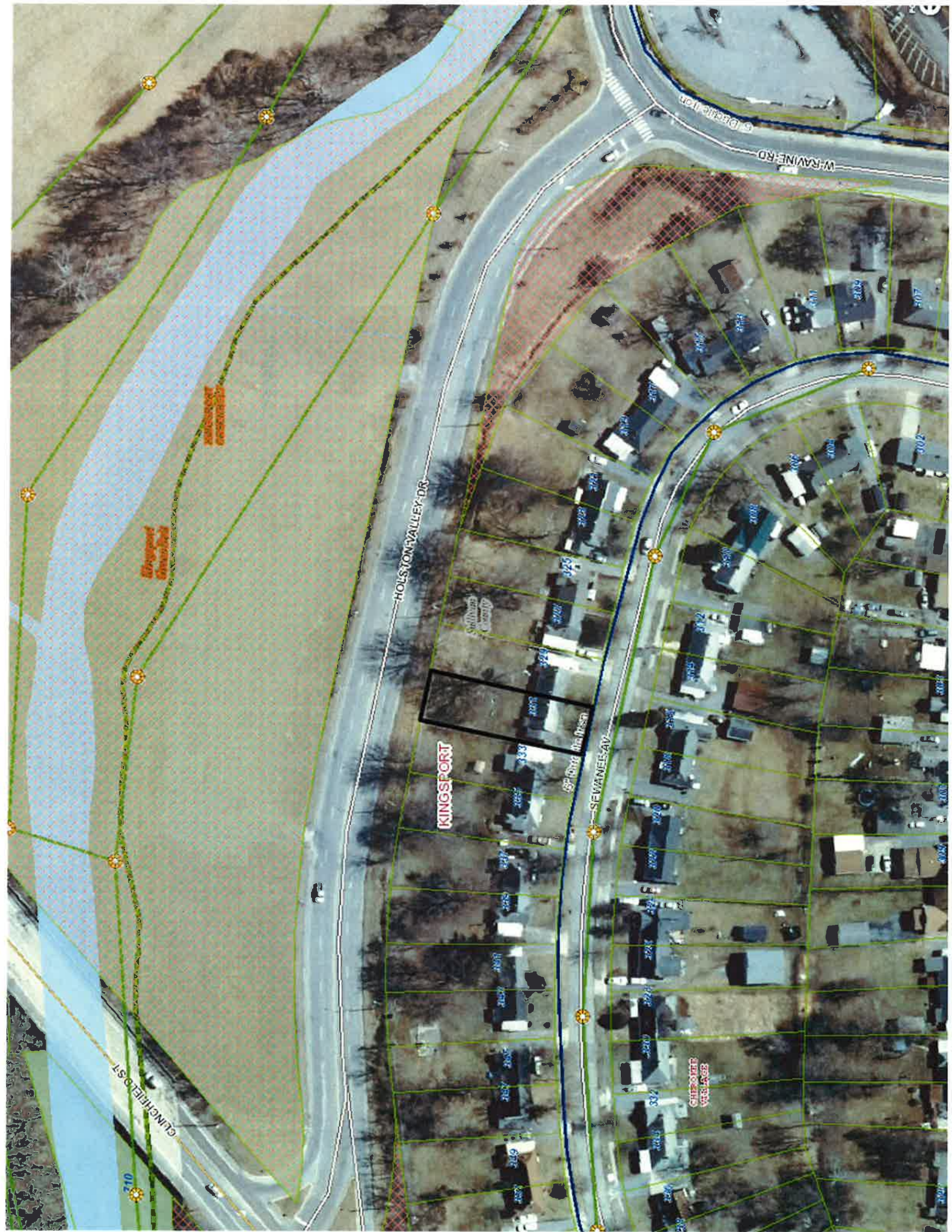
A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 18-701-00003 – Property located at 331 Sewanee Avenue, Control Map 046H, Group D, Parcel 006.00 requests an 8 foot side yard setback variance for extension of an existing carport to Sec 114-185(e)1(d). The property is zoned R-2, Two-Family Residential District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 2/22/18





APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name EASLEY First GARY M.I. P Date 2/13/18
Street Address 2112 SOUTH COTE DR Apartment/Unit #
City KINGSPORT State TN ZIP 37660
Phone 423 292-8111 E-mail Address realhasbeen@chartertn.net

PROPERTY INFORMATION:

Tax Map Information Tax map: 46 H/D/16.00 Group: Parcel: Lot: 87X
Street Address 381 SEWANEE AVE. Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

Last Name First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

EXTEND ROOFLINE AND BASE TO ACCOMMODATE A VEHICLE ON EXISTING
PAV. THIS REQUEST WOULD MAKE THIS PROPERTY SIMILAR TO SEVERAL
OTHER EXISTING PROPERTIES ON THIS STREET.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Gary P. Easley

Date: 2/13/18

Signed before me on this 13th day of Feb., 2018.

a notary public for the State of Tennessee

County of Sullivan

Notary Page M. Jeffers
My Commission Expires May 23, 2020



Saxon & Associates
 129 Otari Drive
 Kingsport, TN 37664-5200
 PHONE: (423) 245-9926
 FAX: (423) 245-0931
 dansaxon@chartertn.net

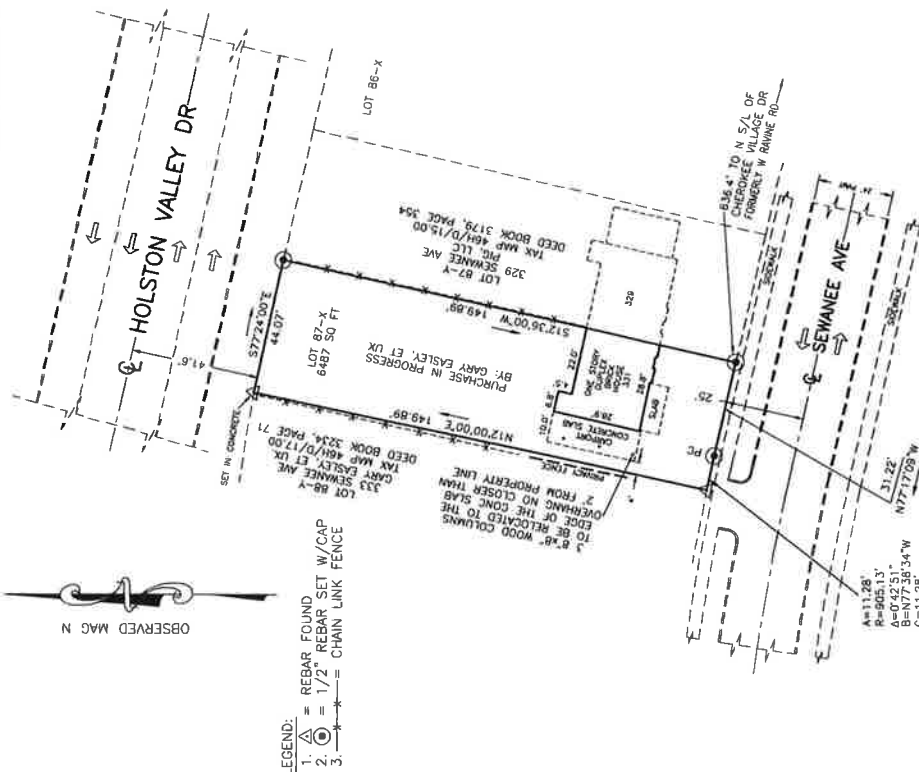
GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
4. THIS SURVEY IS SUBJECT TO ANY LOCAL REGULATION THAT MAY AFFECT PROPERTY HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. THIS SURVEY IS BASED ON RECORDS ON FILED AS TO THE DEEDS OF RECORD AND NON-EXISTENCE OF BURIAL SITES, TOMB, WASTE SITES, UTILITIES, DRAINAGE OR SINK HOLES ON THIS PROPERTY. HOWEVER IF ANY OF THESE DO EXIST THEIR PRESENCE COULD AFFECT THE USE AND VALUE OF THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE

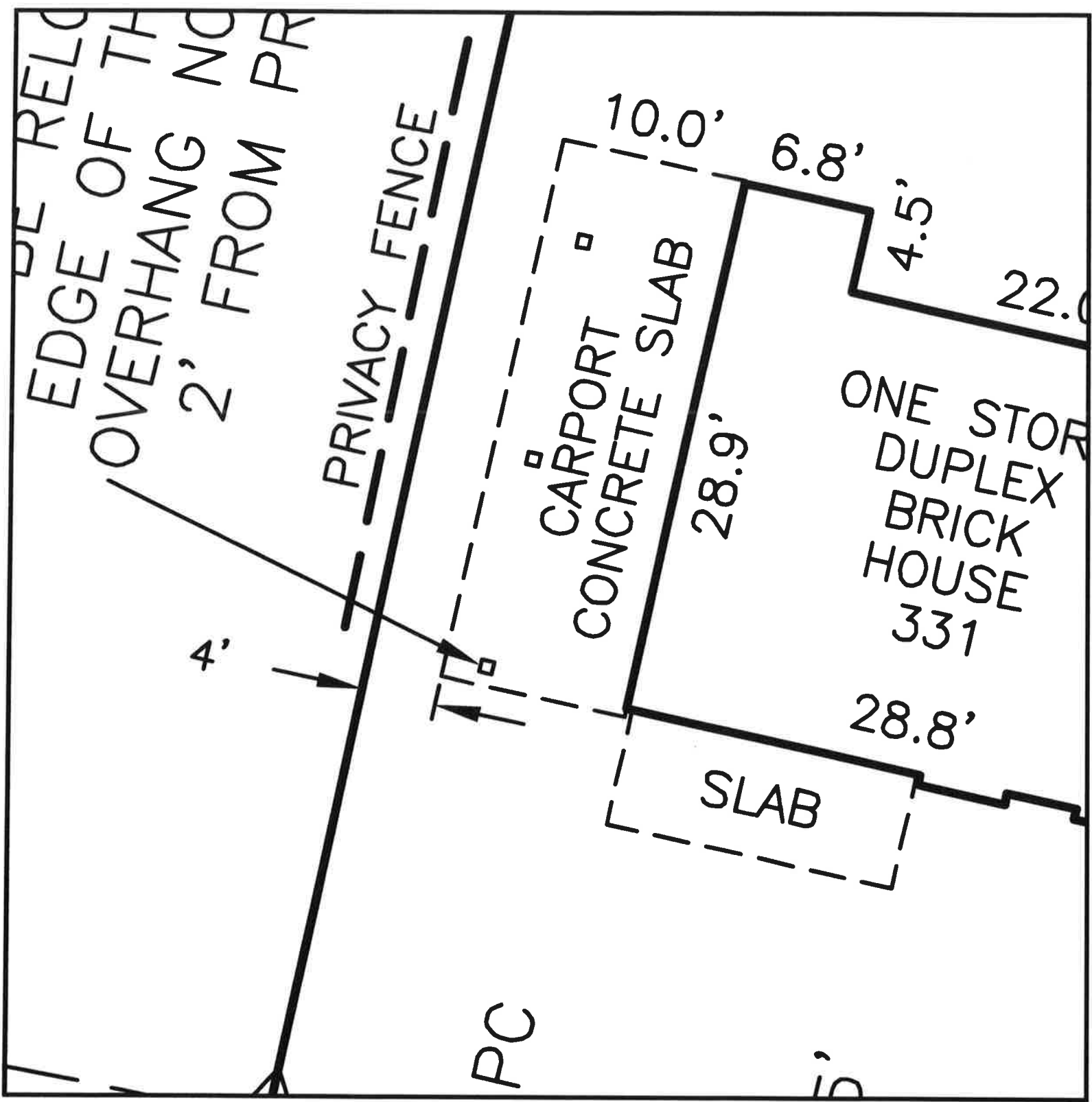


PROPOSED CARPORT MODIFICATIONS
 331 SEWANE AVENUE
 LOT 87-X, BLOCK 7
 CHEROKEE VILLAGE
 PLAT BOOK 2, PAGE 117
 11th CIVIL DISTRICT
 KINGSFORT, TENNESSEE
 TAX MAP 46H/D/16.00
 SURVEY BY: DANIEL I. SAXON, RLS
 JANUARY 24, 2018



LEGEND:

1. = REBAR FOUND
2. = 1/2" REBAR SET W/CAP
3. = CHAIN LINK FENCE



315-317 Seumee

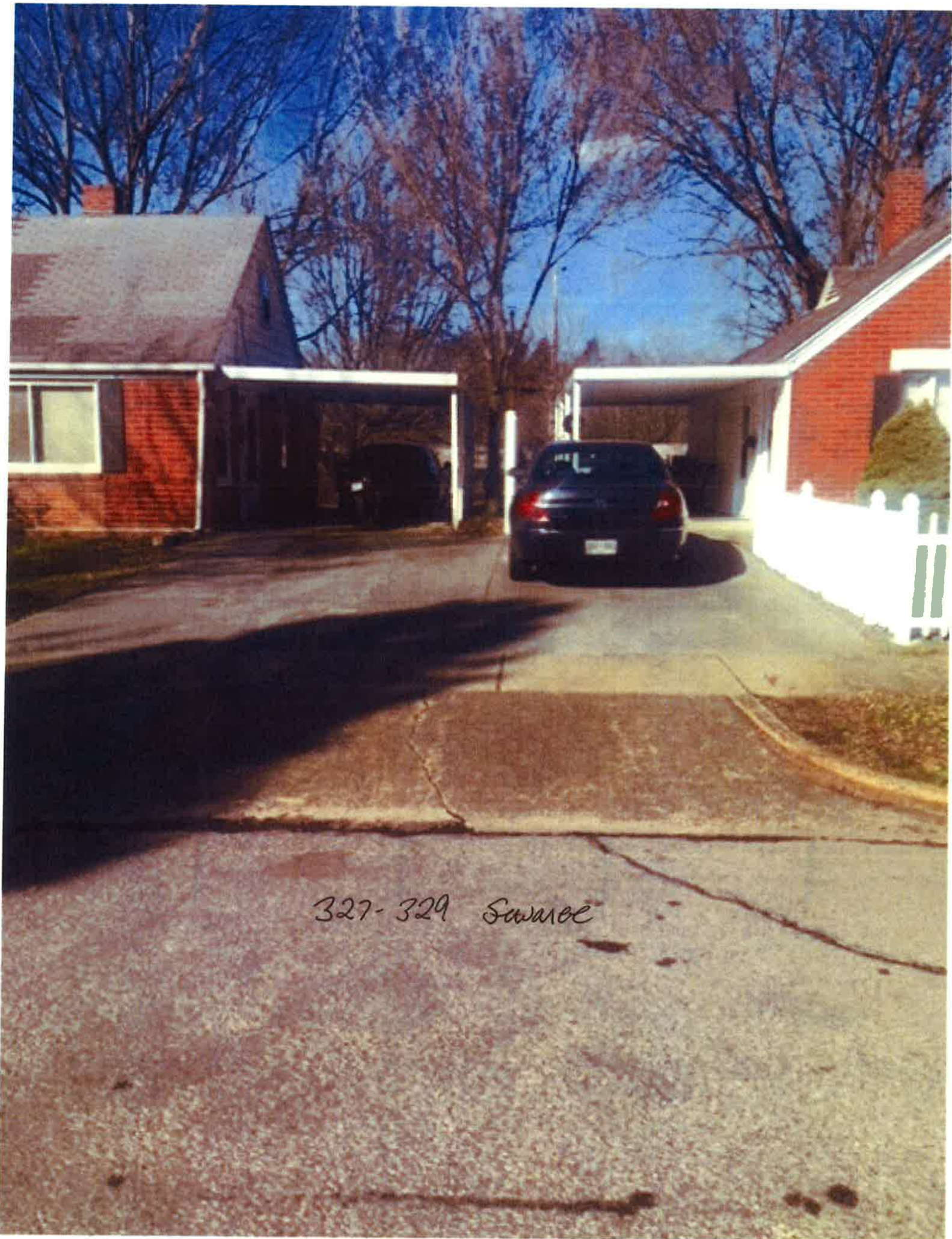


310-312 Sewanee



314 Sewanee





327-329 Seward

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: February 21, 2018

RE: 1171 Shipp Street

The Board is asked to consider the following request:

Case: 18-701-00004 – Property located at 1171 Shipp Street, Control Map 061P, Group A, Parcel 003.00 requests a special exception to permit land use of a dog daycare, dog training facility, dog spa, and dog hotel Sec 114-199(d)1. The property is zoned M-2, General Manufacturing District.

The requested special exception pertains to the following code language:

- (d)

Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the M-2 district as follows:

(1)

Any use, except as set forth in subsection (c) of this section, in the opinion of the board of zoning appeals.

Subsection C, referenced above in the code language, addresses methadone treatment clinics or substance abuse facilities

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

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A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 18-701-00004 – Property located at 1171 Shipp Street, Control Map 061P, Group A, Parcel 003.00 requests a special exception to permit land use of a dog daycare, dog training facility, dog spa, and dog hotel Sec 114-199(d)1. The property is zoned M-2, General Manufacturing District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 2/22/18





APPLICATION

Board of Zoning Appeals

**APPLICANT INFORMATION:**

Last Name	Mckelvy	First	Scott	M.I.		Date	1/30/2018
Street Address	1171 Shipp Street				Apartment/Unit # A		
City	Kingsport	State	Tn	ZIP	37660		
Phone	423-418-0388		E-mail Address	mckelvy76@aol.com			

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	1171 SHIPP STREET			
	Apartment/Unit # A			
Current Zone	M2	Proposed Zone		
Current Use	Office & warehouse	Proposed Use	Dog Daycare, spa & Training etc	

REPRESENTATIVE INFORMATION:

Last Name	Read	First	Robert & Shauna	M.I.		Date	1/30/2018
Street Address	1171 Shipp Street				Apartment/Unit # A		
City	Kingsport	State	TN	ZIP	37660		
Phone	423-943-7929 / 423-943-7953		E-mail Address	shaunaread@rocketmail.com			

2933 Viewfort Court
Kingsport 37660

REQUESTED ACTION:

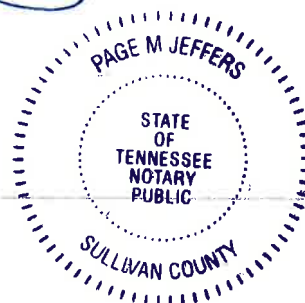
Request to use facility for a dog daycare, training facility, spa & dog hotel

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: _____

Date: _____

Signed before me on this 14th day of Feb, 2018,a notary public for the State of TennesseeCounty of De Kalb

Zoning Questions & Answers

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles? The use of the building will include, cage free dog daycare, training, spa, small boutique and eventually a high end dog hotel. The hours of operation will be from 7:00 am - 6:00 pm for normal business hours. We will also offer extended pick-up & drop off times on occasion, depending on the clients needs. We anticipate a couple of cars at a time coming through to drop off and pick up at most, as there will be different needs for our clients. We will possibly have up to three or four cars for our staff there. We have from our half of the entire building to the road as our parking area. Pickup and drop offs should take about five minutes each on the norm. Unless we are having training classes, no more than eight families will be permitted at a group training class at a time.
2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site? We do not believe accessing, leaving or parking will ever be an issue with the space and use of our portion of property and business needs.
3. Does the use and additions if any, fit with the neighborhood architecture aesthetics? The only changes we will be doing is adding a privacy fence in the parking lot & grass area for an outdoor play space.
4. Will the use generate excessive noise, traffic, dust, etc.? On occasion there may be a dog or two that barks while playing supervised in the outside play area, however we do not expect it to be any louder than the machine shops, landscaping trucks and machines that drive through on multiple occasions, junkyard that surrounds that area. No dust, or added traffic will come from us. We expect less traffic than the other tenants that were in the building previously and surrounding tenets.
5. Is there proper fencing and screening to shield proposed use from existing neighborhood? No, at present there is a falling down chain link fence that is in bad shape that separate us from the junkyard beside us. Our plans are to put up a privacy fence to create a better separation and hide the junk yard from our facility.
6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area? There are no physical or environmental conditions or adverse impacts on the health, safety, and welfare of the surrounding area. All of the small dogs we allow in our program, take a personality test, as well as other steps to insure no dog is aloud that shows any aggressive behaviors. We also require our clients to walk their dog in and out on a leash at all times when coming and going from our facility.

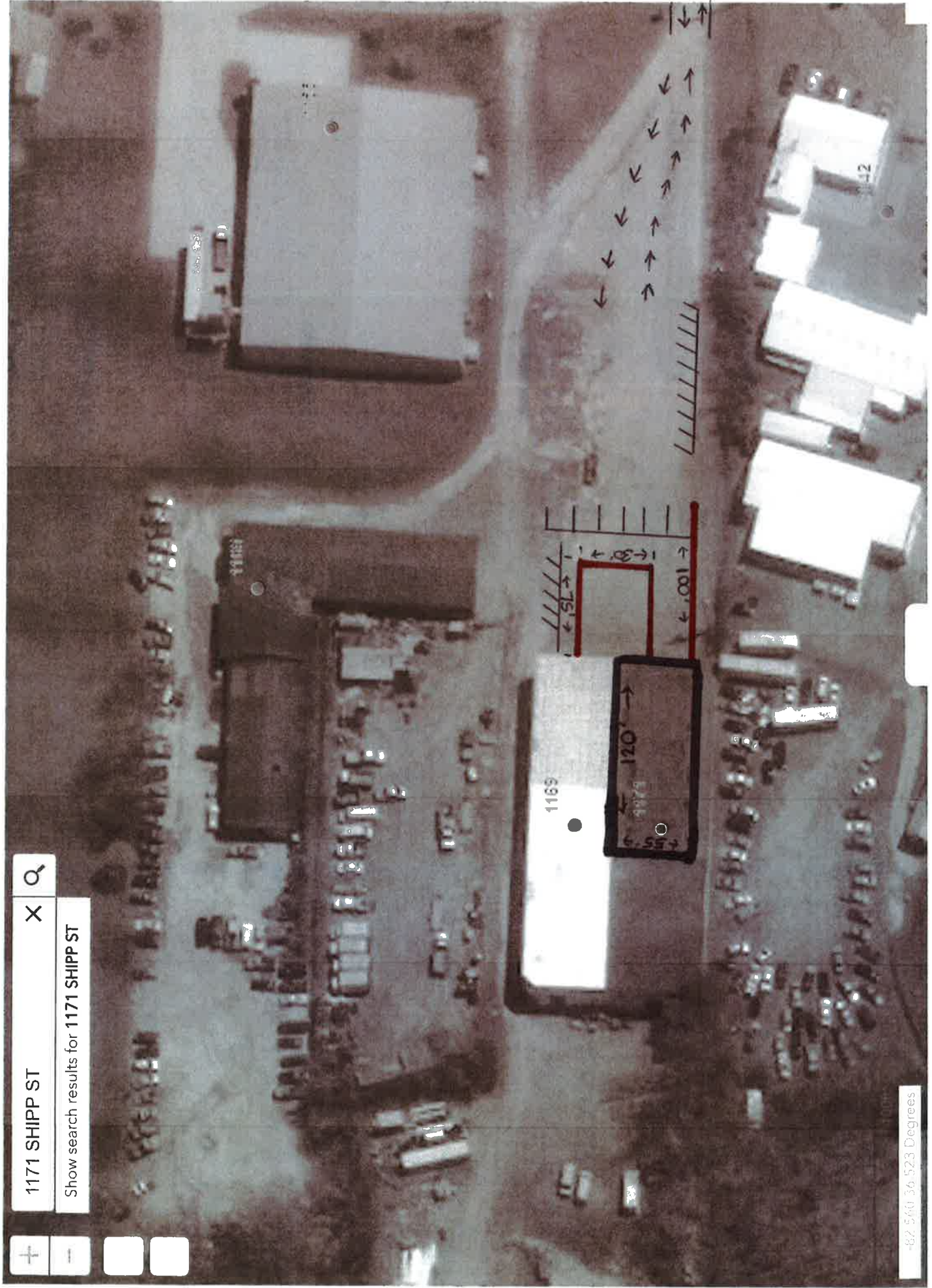


Kingsport Parcel and Zoning Viewer



1171 SHIPP ST X Q

Show search results for 1171 SHIPP ST



-82.560 34.523 Degrees

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: February 21, 2018

RE: Tri Cities Xing, Map 119, Parcel 98.50

The Board is asked to consider the following request:

Case: 18-701-00002 – Property located at Tri Cities Xing, Control Map 119, a Portion of Parcel 098.50 requests an 82.32 square foot variance to Sec 114-533(13)h(1)a. The property is zoned TA/C, Tourist Accommodation/Commerce District.

REGULAR MEETING
& PUBLIC HEARING
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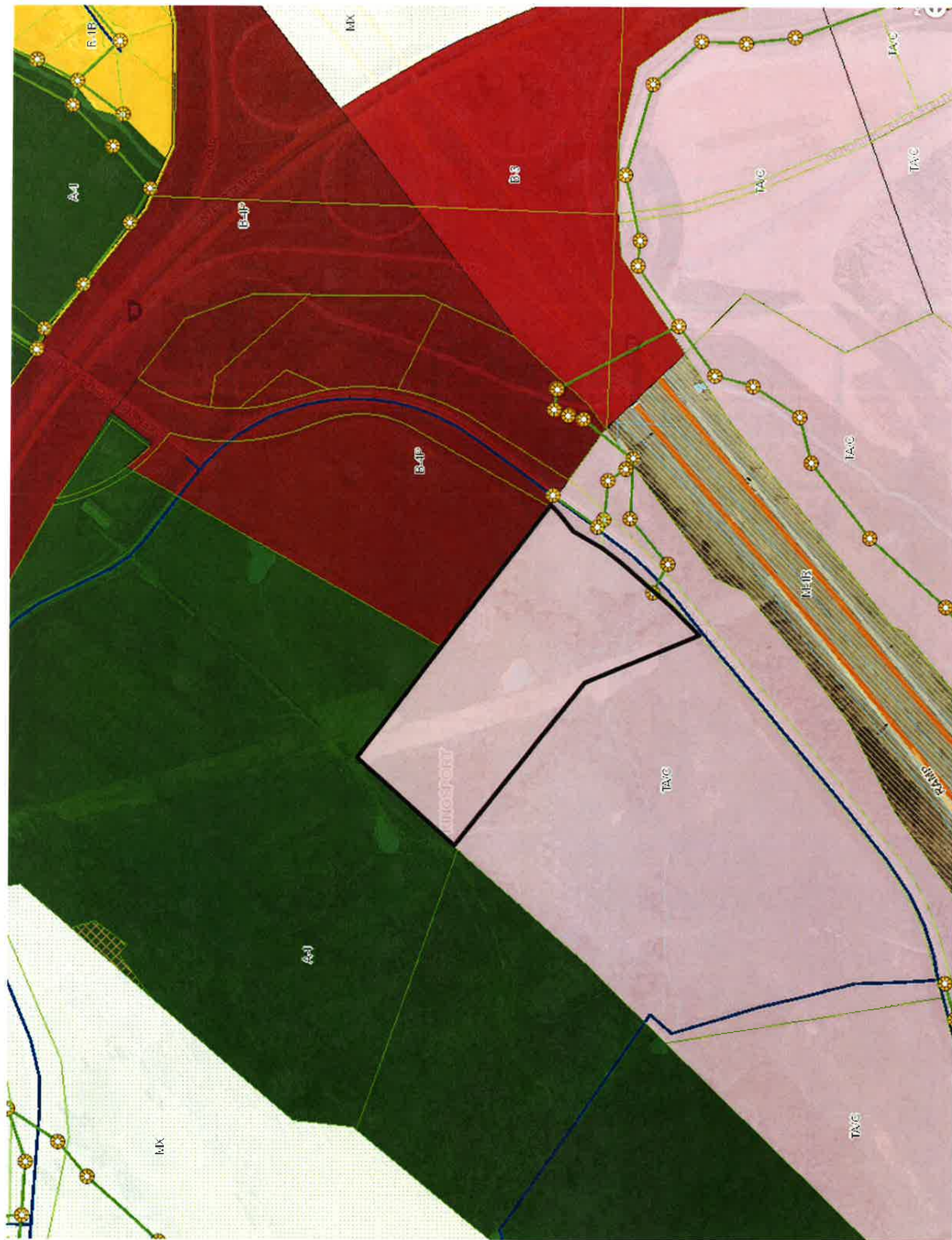
Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 18-701-00002 – Property located at Tri Cities Xing, Control Map 119, a Portion of Parcel 098.50 requests an 82.32 square foot variance to Sec 114-533(13)h(1)a. The property is zoned TA/C, Tourist Accommodation/Commerce District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 2/22/18





APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Scott First Chantz M.I. 01/15/2018
Street Address 929 E. Stone Drive Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 423-230-4542 E-mail Address kiaofkingsport@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 119 Group: Parcel: 98.50 Lot:
Street Address Tri-Cities Crossing Apartment/Unit #
Current Zone TA-C Proposed Zone No Change
Current Use Vacant Proposed Use Franchised Auto Dealership

REPRESENTATIVE INFORMATION:

Last Name Breeding First Pat M.I. 01/15/18
Address 130 Regional Park Dr Apartment/Unit #
City Kingsport State TN ZIP 37660
423-349-7760 pat@grcinc.com

REQUESTED ACTION: Application for special exception of a franchised auto dealership in a TA-C zone.

Approval for proposed signage to be 143^{sf}

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: 

Date: 2/15/18

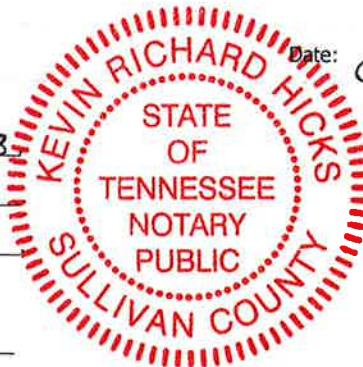
Signed before me on this 15 day of February, 2018

a notary public for the State of Tennessee

County of Sullivan

Notary 16 Wall

My Commission Expires 02/28/2021



E02 = 17.46
 E03 = 37.16
 E04 = 20.44
 N01 = 43.09
 N02 = 24.17

142.32 sq ft

- 60 sq ft (allowed)

82.32 sq ft variance

Project ID

JP2-20659

Date: 01-25-2018

Scale: N.T.S.

Sales: Edmund Mackle

Designer: D. Jurewicz

Rev. #:

Date:

Revision Note:

Conceptual

Information Required:

Master

Electrical

✓ 120V 347V

Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs and that the building is able to provide further details if required.

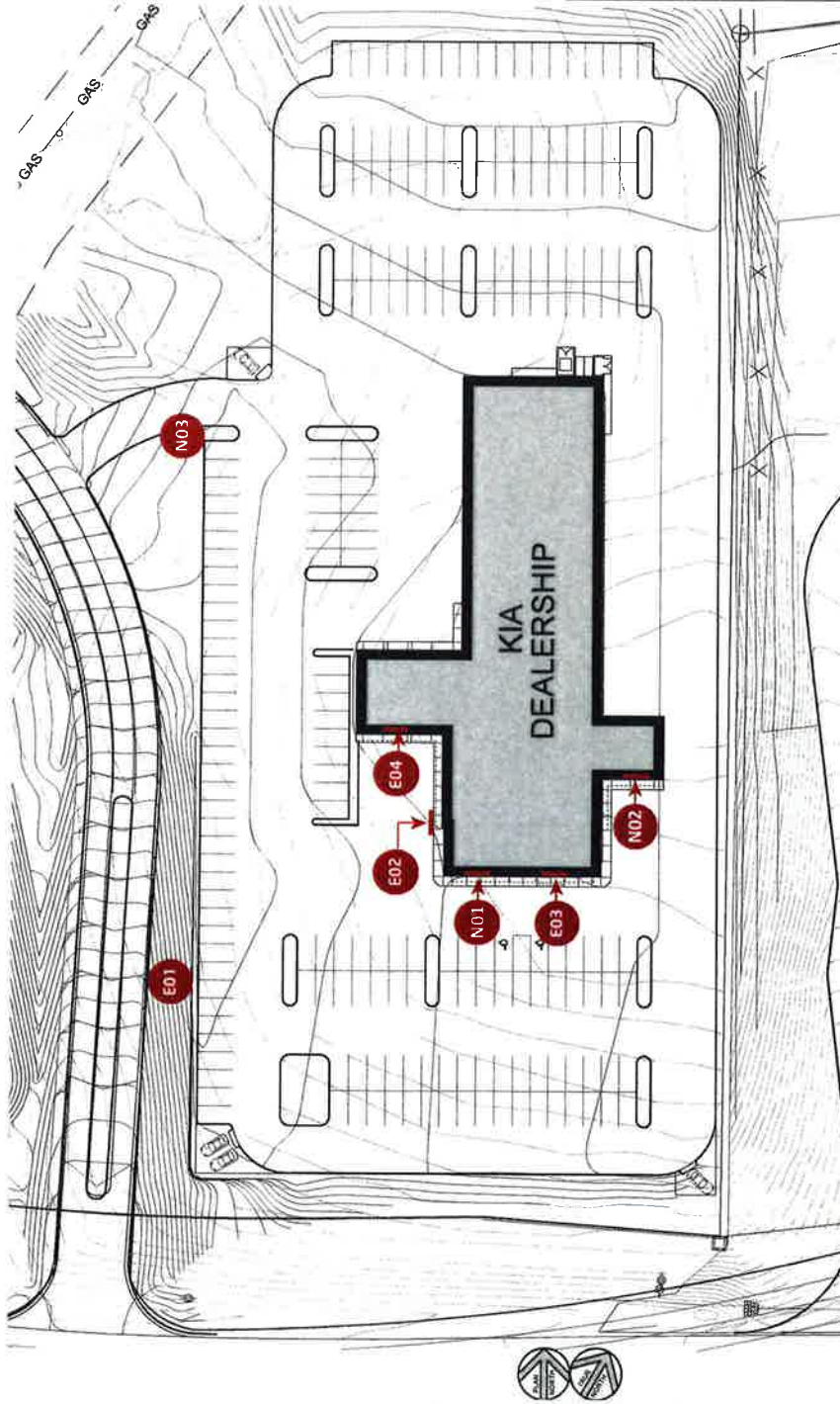
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TN043

Chantz Scott Kia
 929 East Stone Drive
 Kingsport, TN 3766 US

Sign Item Page#

SGS 1/9



PROPOSED SITE PLAN
 SCALE: N.T.S.

- E01 KPSN25 Head Pylon Sign with New Base
- E02 KWLN22 Wall Sign
- E03 DNL24 "CHANTZ SCOTT" Channel Letters
- E04 SVC24 "SERVICE" Channel Letters
- N01 KWLN55 Wall Sign
- N02 DLV24 "DELIVERY" Channel Letters
- N03 KDR3 Directional DF Pylon

Fluorescent, Neon and LED lamps contain Mercury (Hg).
 Dispose of the lamps according to Local, Provincial, State or Federal Laws.

The sign to be installed is consistent with the requirements of Article 600 of the
 National Electrical Code and/or other applicable local codes.
 The includes proper grounding and bonding of the sign.

520 West Summit Hill Drive, Suite 702, Knoxville, TN 37902
 (Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
 www.pattisonsign.com

Pattison Sign Group
 Powering Your Brand



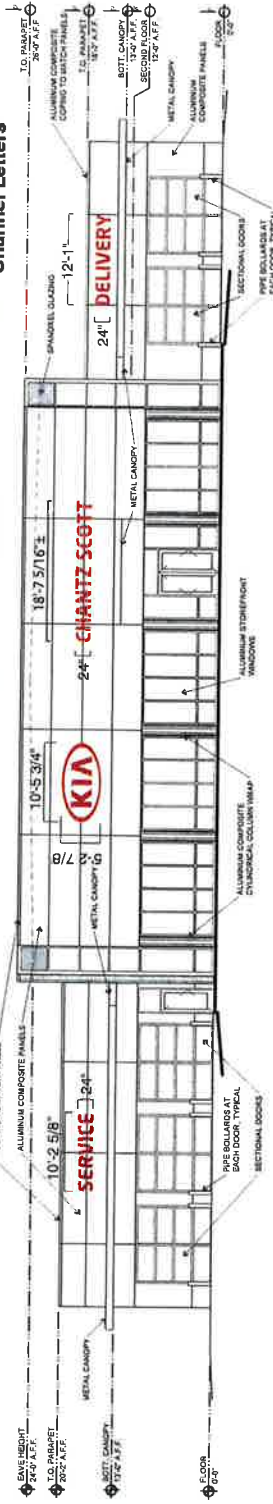
KIA DEALERSHIP Elevation

E04 SVC24 "SERVICE"
Channel Letters

N01 KWLN55 Wall Sign

E03 DNL24 "CHANTZ SCOTT"
Channel Letters

N02 DLV24 "DELIVERY"
Channel Letters



24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation.
Center on the ACM joint.

New Wall Oval Sign to be centered on the ACM to the left side of the main entrance

24" red illuminated letters to be centered above the main entrance on the front elevation.
Center on the ACM joint

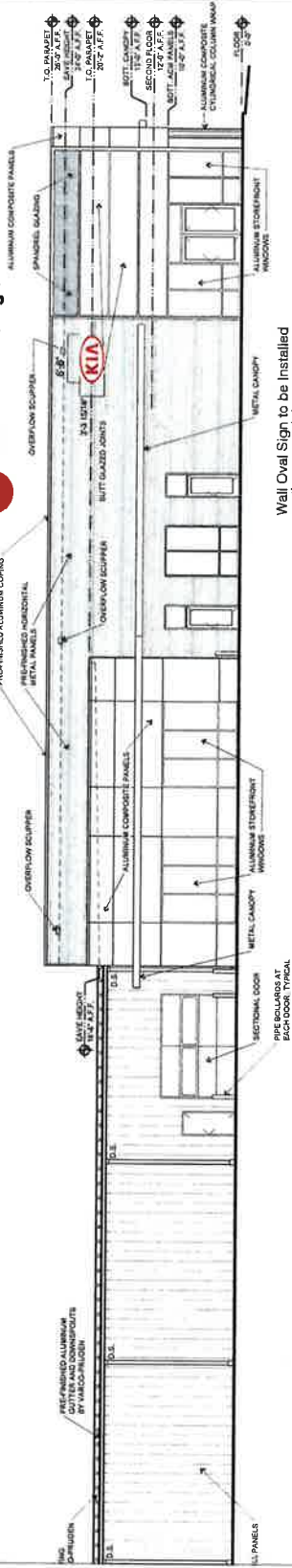
24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation.
Center on the ACM joint.

ELEVATION
SCALE: 1/16" = 1'-0"

C
A-21

KIA DEALERSHIP Elevation

E02 KWLN22 Wall Sign



Wall Oval Sign to be installed on the upper right corner of facade on left side of building

ELEVATION
SCALE: 1/16" = 1'-0"

B
A-21

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/16"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask P&G to provide further details if required.

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TN043
Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US

Sign Item **Page#**
SGS 2/9

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520 West Summit Hill Drive, Suite 702, Knoxville, TN 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

UL **ETL** **CEC**
This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code.
This indicates proper grounding and bonding of the sign.

Fluorescent, Neon and LED lamps contain Mercury (Hg).
Dispose of this lamps according to local, Provincial, State or Federal Laws.

Existing

JP2-20659

Date: 01-25-2018
Scale: 1/4"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. H:
Date:

Revision Note:

Relocation of Existing Sign KPSN25 Sign Head with New Base



Front View Scale: 1/4"=1'-0"

**Existing Pylon Oval Sign to be Relocated from
Former Location at 929 E. Stone Dr., Kingston, TN.:**

Fabricated aluminum channel letters/oval, mounted to white backer panel. White acrylic faces with Kia red vinyl applied first surface. Red trim caps & returns LED illumination.

**Refer to Tech Drawings for Exact Measurements and Mounting Details.
Base Details to be Determined by PSG Tech. Dept.**

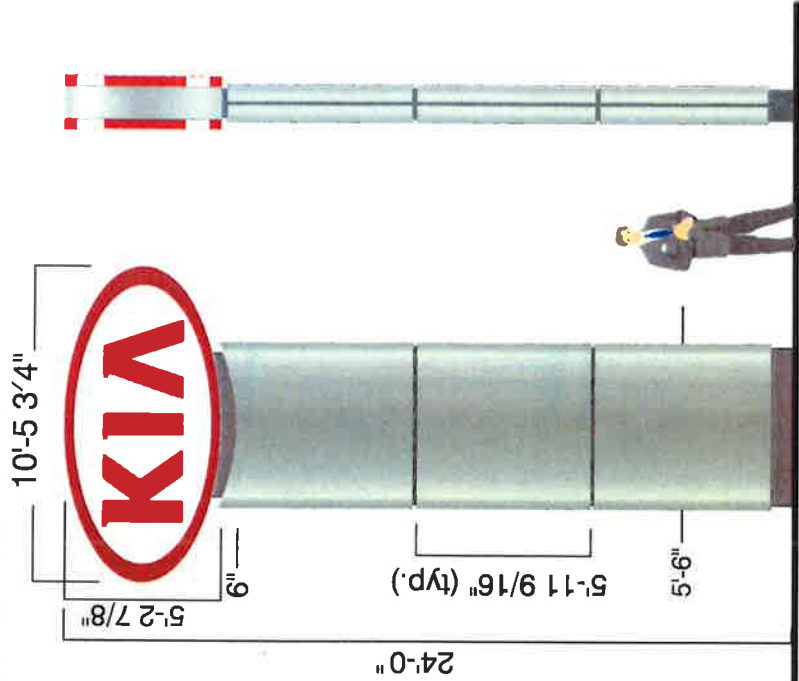
Side View Scale: 1/4"=1'-0"

New Base:

Column/Cladding
Steel pole construction with
Formed aluminum cladding
painted silver

Colors

 Silver: Metallic Silver MP 18091
 Gray: Metallic Gray MP 18214



KPSN25

NOTE: Existing sign head to be relocated from former location at 929 E. Stone Dr., Kingston, TN.



170V 347V

Other _____

Customer Approval

Conclusion

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask P&G to provide further details if required.

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TN043

Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US

Sign Item

SG E01 3/9



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(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pathtosign.com



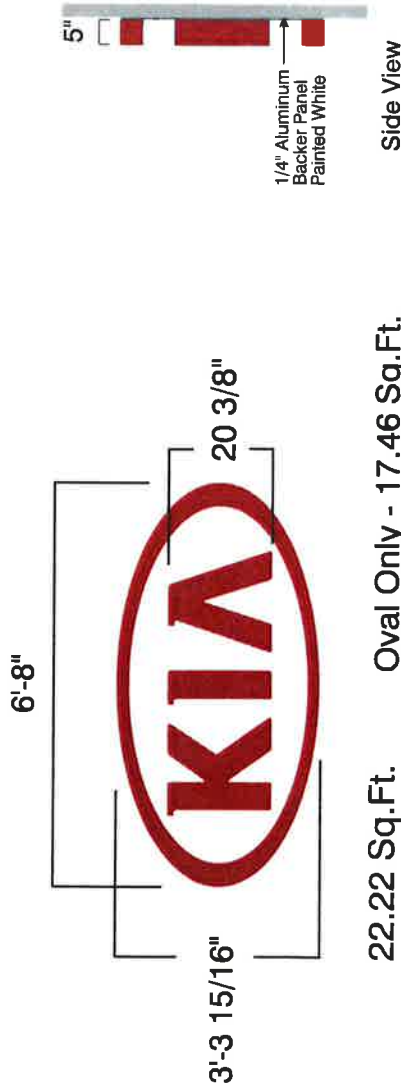
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal laws.

Proposed

E02 KWLN22 Wall Sign (Relocation of Existing Sign)



Front View Scale: 1/2" = 1'-0"

Existing Wall Oval Sign to be Relocated from Former Location at 929 E. Stone Dr., Kingston, TN. to New Location: on the upper right corner of facade on left side of building

- Fabricated aluminum channel letters/oval, mounted to white backer panel.
- Red trim caps & returns.
- White acrylic faces with Kia red vinyl applied first surface.
- LED illumination.

Refer to Tech Drawings for Exact Measurements and Mounting Details.

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:

Revision Note:

 **Conceptual**
Information Required:

 **Master**
 **Electrical**
✓ 120V 347V
Other _____

Customer Approval
Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask FSC to provide further details if required.
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TN043
Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US
Sign Item Page#
SG E02 4/9

Proposed

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

E03

DNL24 CHANTZ SCOTT (Relocation of Existing Sign)



Existing Sign to be Relocated from
Former Location at 929 E. Stone Dr., Kingston, TN.:
24" red illuminated letters to be centered above
the main entrance on the front elevation.
Center on the ACM joint

Fabricated aluminum channel letters.
Red trim caps & returns
White acrylic faces C/W Kia red perforated opaque
vinyl first surface.
LED illumination

☒ Conceptual
Information Required:

☒ Master
☒ Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSC to provide further details if required.

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Proposed

Project ID

JP2-20659

Date:

01-25-2018

Scale:

1/2"=1'-0"

Sales:

Edmund Mackle

Designer:

D.Jurewicz

Rev. #:

Date:

Revision Note:

E04 SVC24 SERVICE (Relocation of Existing Sign)



Side View

Existing Sign to be Relocated from
Former Location at 929 E. Stone Dr., Kingston, TN.:
24" red illuminated letters to be centered above the
middle bay door on the left side of the front elevation.
Center on the ACM joint.

- Fabricated aluminum channel letters.
- Red trim caps & returns
- White acrylic faces c/w KIA red perforated opaque vinyl first surface.
- LED illumination

Conceptual

Information Required:

Master

Electrical

✓ 120V

347V

Other

Customer Approval

Signature

MM/db/YYY

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TN043

Chantz Scott Kia

929 East Stone Drive

Kingsport, TN 3766 US

Sign Item

Page#

SG E04

6/9



520 West Summit Hill Drive, Suite 702, Knoxville, TN 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign will be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC).
This includes proper grounding and bonding of the sign.

Fluorescent, Neon and LED lamps contain Mercury (Hg).
Dispose of the lamps according to Local, Provincial, State or Federal Laws

Proposed

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:

Revision Note:

☒ **Conceptual**
Information Required:

☒ **Master**
☒ **Electrical**
✓ 120V 347V
Other _____

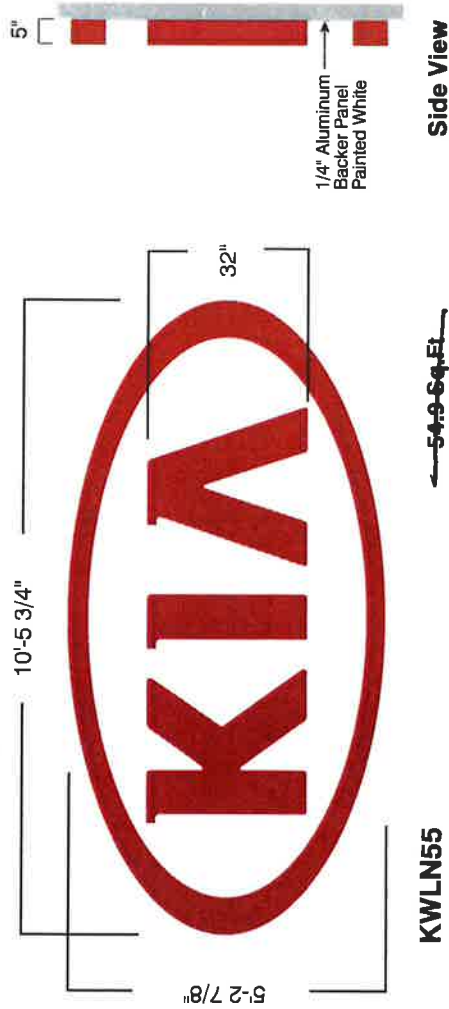
Customer Approval
Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to support the weight of the sign. Photos are required to provide further details if required.

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TN043
Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US
Sign Item **Page#**
SG N01 7/9

N01 KWL N55 Wall Sign (New Sign)



KWL N55
Front View Scale: 1/2"=1'-0"
Side View
43.09 oval only

New Wall Oval Sign
to be centered on the ACM to the left side of the main entrance

Fabricated aluminum channel letters/oval, mounted to white backer panel.
Red trim caps & returns.
White acrylic faces with KIA red vinyl applied first surface.
LED illumination.

Colors
White: White Acrylic Faces / White Paint (Glossy)
KIA Red - PMS 187C
3M 3650-83 Regal Red Translucent Vinyl

Proposed

Project ID

JP2-20659

Date: 01-25-2018

Scale: 1/2"=1'-0"

Salles: Edmund Mackle

Designer: D. Jurewitz

Rev. #:

Date:

Revision Note:

N02

DLV24 DELIVERY (New Sign)



New Set of Illuminated Channel Letters

24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation. Center on the ACM joint.

- Fabricated aluminum channel letters.
- Red trim caps & returns
- White acrylic faces c/w KIA red perforated opaque vinyl first surface.
- LED illumination


Refer to Tech Drawings for Exact Measurements and Mounting Details.

Colors

☐ White: White Acrylic Faces / White Paint (Glossy)

☐ KIA Red - PMS 187C

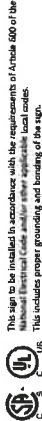
☐ Red Perforated Vinyl



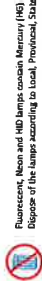
Red perforated vinyl illuminates white at night



520 West Summit Hill Drive, Suite 702, Knoxville, TN 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 606 of the Uniform Building Code, International Building Code, and all applicable codes. This includes proper grounding and bonding of the sign.



TN043

Chantz Scott Kia

929 East Stone Drive

Kingsport, TN 3766 US

Sign Item Page #

SG N02 8/9

Conceptual

Information Required:

Master Electrical

✓ 120V 347V

Other

Customer Approval

Signature

MM/DD/YYYY

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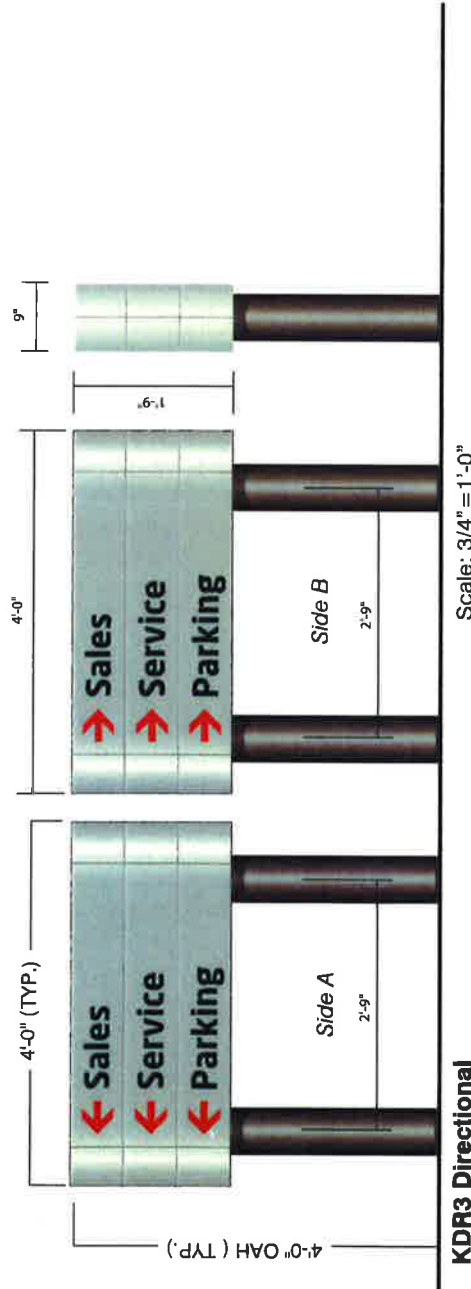
Proposed

Project ID
JP2-20659

Date: 01-25-2018
Scale: 3/4"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewitz

Rev. #:
Date:
Revision Note:

N03 KDR3 Directional Double Sided (New Sign)



KDR3 Directional

Scale: 3/4"=1'-0"

Specifications

Supply & Install one (1) New D/F Low Profile non Illuminated Site Entrance Directory Pylon Display
Construction: DE Formed aluminum Cabinet.
Substrate: Aluminum Sign Faces Painted Metallic Silver c/w Vinyl Graphics (Copy and Arrows)
Cabinet: Aluminum Cabinet Painted Metallic Silver
Illumination: Non Illuminated
Bases/Anchor Bolts: Provided by PSG
Poles: Painted Metallic Gray

Colors

■ Silver: Metallic Silver MP 18091
■ Gray: Metallic Gray MP 18214
■ 3M 9630-83 Regal Red Vinyl
■ 3M 7725-12 Black Opaque Vinyl

Conceptual
Information Required:

Master
Electrical
120V 347V
Other TBD

Customer Approval
Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to support the weight of the sign. Please call PSG to provide further details if required.
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TN043
Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US

Sign Item **Page#**
SG N03 9/9

**MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)**

February 1, 2018

10:30 a.m.

Members Present:

Bill Sumner, Chairman
Calvin Clifton, Vice Chairman
Anita Campbell
Jeff Little

Members Absent:

Ashok Gala

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of the property located at 508 Rock Springs Road and Tri Cities Crossing. No official action was taken.

The driving tour concluded at 11:25 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

February 1, 2018, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Bill Sumner, Chairman
Calvin Clifton, Vice Chairman
Anita Campbell
Jeff Little

Members Absent

Ashok Gala

Staff Present:

Ken Weems, AICP
Page Jeffers

Visitors

Larry Michels
Travis White
Pat Breeding
Mackey Casey

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. Larry Michels, Travis White, and Pat Breeding were sworn in.

Public Hearing:

Case: 18-701-00001 – Property located at 508 Rock Springs Road, Control Map 091E, Group A, Parcel 006.00 requests a 4.05 foot front yard setback variance for construction of a new building to Sec 114-195(f)1(c). The property is zoned B-3, Highway Oriented Business District.

Mr. Larry Michels presented the case to the Board. Mr. Michels explained that he needed another building to use as both a cabinet showroom and associated storage. Mr. Michels drew the Board's attention to a 10 foot wide sanitary sewer easement located directly in front of his existing building. Mr. Michels further stated that he is proposing to locate his proposed building as close to the boundary of the sanitary sewer easement as possible in an effort to minimize the requested variance.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Case: 18-701-00002 – Property located at Tri Cities Xing, Control Map 119, a Portion of Parcel 098.50 requests a special exception for a franchised auto dealership to Sec 114-192(d)1. The property is zoned TA/C, Tourist Accommodation/Commerce District.

Mr. Pat Breeding presented the case to the Board. Mr. Breeding stated that this project is a new KIA dealership. Mr. Breeding further stated that he is requesting the necessary special exception that is a required approval in a TA/C zone for a franchised auto dealership. Mr. Breeding stated that this new dealership would be accessed from the same street that will be

used to access the 5 adjacent future dealerships. Mr. Breeding acknowledged the special exception granted in the recent past for the 5 other franchised auto dealerships. Calvin Clifton asked if the street serving the development would be made public. Mr. Breeding stated that at this time the street would be proposed as public in the future. Mr. Breeding and Calvin Clifton collectively acknowledged that the frontage of the lot that will contain the KIA dealership has a steep bank along Tri Cities Crossing.

Chairman Sumner, seeing no one wishing to speak, closed the public hearing.

Next, Chairman Sumner directed staff to conduct the 2018 officer election. Staff asked for nominations for Chairman. Jeff Little nominated Bill Sumner. Calvin Clifton seconded the motion. No further discussion was held. The motion passed unanimously, 4-0. Next, staff asked for nominations for Vice Chairman. Jeff Little nominated Calvin Clifton. Bill Sumner seconded the motion. Calvin Clifton stated that he would be willing to serve as Vice Chairman based upon his past municipal experience. The motion passed unanimously, 4-0.

Chairman Sumner called for the approval of the December 7, 2017 driving tour and regular meeting minutes. On a motion by Jeff Little, seconded by Anita Campbell, the Board approved the December 7, 2017 driving tour minutes unanimously (4-0). On a motion by Anita Campbell, seconded by Calvin Clifton, the Board approved the December 7, 2017 regular meeting minutes unanimously (4-0).

The Board stated, for the record, that the next submittal deadline is February 15, 2018 at noon for the March 1, 2018 regular meeting.

Mr. Weems reported to the Board that he would be conducting both zoning map orientation and agenda orientation training at the conclusion of the regular meeting.

Adjudication of Cases:

Case: 18-701-00001 – Property located at 508 Rock Springs Road, Control Map 091E, Group A, Parcel 006.00

Chairman Summer acknowledged the inconvenient location of the sewer easement and the floodplain issues in the rear of the property. Calvin Clifton stated that any proposed motion should be tied to the updated site plan supplied to the Board during the meeting. Calvin Clifton acknowledged the appropriate driveway configuration that includes controlled access. Anita Campbell confirmed with staff that only positive comments had been received on the item. Staff confirmed that only one comment, which was supportive of the request, was received.

MOTION: made by Jeff Little, seconded by Calvin Clifton to grant the 4.05 foot front yard variance as shown on the site plan created by Danny Carr, RLS, dated January 11, 2018.

VOTE: 4-0 to approve the request.

PROOF PRESENTED:

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *This parcel is encumbered by a water of the state in the rear yard and a sanitary sewer easement in the front yard.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would prevent the owner from utilizing a portion of his parcel that other like zoned and like sized parcels could utilize.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. *The existing property configuration is not a result of the applicant. The property was purchased with the sewer easement in place prior to purchase.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood. *The variance will preserve the essential character of the neighborhood by allowing land use appropriate in the zoning district that allows the owner to properly utilize his land.*

Case: 18-701-00002 – Property located at Tri Cities Xing, Control Map 119, a Portion of Parcel 098.50

Chairman Sumner announced adjudication of the special exception.

MOTION: made by Calvin Clifton, seconded by Jeff Little, to grant the special exception as requested.

VOTE: 4-0 to approve the request.

With no further business the meeting was adjourned at 12:26 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator